



# Indiana Permanent Supportive Housing Initiative

*Stop funding programs*  
*Start funding solutions*



# IPSHI

## Overall Strategic Goal

- Increase the supply of permanent supportive housing for homeless individuals and families with severe mental illness or chronic alcoholism or drug addiction
  - *Reduce the number of homeless individuals and families who cycle through emergency systems*
  - *Reduce the recidivism of ex-offenders with severe mental illness or chronic substance abuse*
  - *Improve communities by ending long-term homelessness through community-based partnerships*

# Why Permanent Supportive Housing?

- For decades, communities have “managed” homelessness without addressing the underlying causes
- Emergency and institutional systems are significant sources of care and support, yet they discharge people, many with disabilities, into homelessness
- Government is spending hundreds of millions of dollars per year, yet homeless rates are growing

# The Chronic Homeless Problem

- Research indicates that approximately 10 % of people who experience homelessness are chronically homeless
- This 10% consumes more than 50% of all homeless services – leaving homeless service systems struggling to effectively service those who could exit homelessness relatively quickly

# What is Permanent Supportive Housing?

- A cost-effective combination of permanent, affordable housing with services that help people live stable, productive lives
- Supportive Housing is for people who:
  - *Are chronically homeless*
  - *Cycle through institutional and emergency systems and are at risk of long-term homelessness*
  - *Are being discharged into homelessness from institutions and other systems of care*
  - *Without housing, cannot access and make effective use of treatment and supportive services*

# People who:

***BUT FOR HOUSING*** cannot access and make effective use of treatment and supportive services in the community

**AND**

***BUT FOR SUPPORTIVE SERVICES*** cannot access and maintain stable housing in the community

# Consistent Findings

## Housing and Services Make a Difference

- More than 80% of supportive housing tenants are able to maintain housing for at least 24 months
- Most supportive housing tenants engage in services, even when participation is not mandatory
- Use of costly services in homeless, health care, and criminal justice systems decline

***SUPPORTIVE HOUSING IS COST EFFECTIVE AND PROVIDES BETTER SERVICES TO CONSUMERS!!!***

# Indiana Permanent Supportive Housing Initiative

- A private/public venture cutting across state agencies, nonprofit constituencies, private foundations and the for profit sector
  - Spearheaded by:
    - Department of Mental Health and Addiction
    - Indiana Housing and Community Development Authority
    - Corporation for Supportive Housing
    - Great Lakes Capital Fund



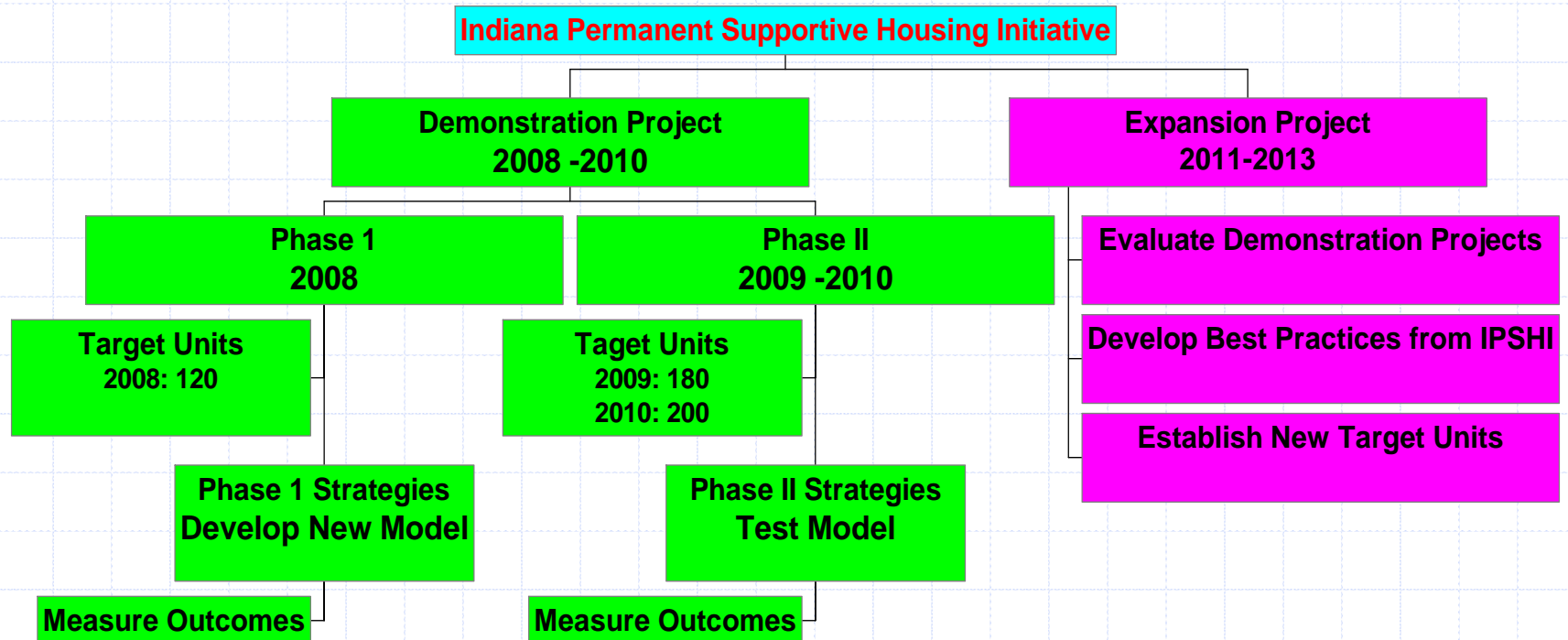
# Indiana Permanent Supportive Housing Initiative

- Six-year project to adopt national best practices into an Indiana model for permanent supportive housing
- Designed to create affordable housing and support services for people affected by mental illness or chemical dependency who are facing homelessness
- The initiative aims to create at least 500 supportive housing units within Indiana over the three-year Demonstration Project (2008 –2010)
- After the initial Demonstration Project is evaluated, long-term funding mechanisms and policies will be put in place

# Indiana Permanent Supportive Housing Initiative Goals

- Extend the reach of supportive housing to new communities
- Increase the capacity and number of nonprofits providing supportive housing at the local level
- Improve the connection between behavioral health services and housing systems
- Reduce the number of individuals and families who are chronically homeless
- Improve the quality and cost-effectiveness of the homeless delivery system

# Initiative Overview



# Demonstration Project 2008 -2010

Three-year demonstration period to develop an Indiana model for permanent supportive housing development and practice

## Phase I (2008) Strategies

- 1) Engage housing developers and service systems to partner with new projects
  - Select projects to create at least ***120 supportive housing units***
  - Provide demonstration projects multi-agency funding and technical assistance

# Phase I Strategies

2) Develop a housing and service resource matrix for Phase I and Phase II projects

3) Develop Financial models for IPSHI

- Develop financial models (housing and service) for demonstration projects (Phase I and Phase II)
- Develop service models for demonstration projects (Phase I and Phase II)

# Phase I Strategies

## 4) Supportive Housing Leadership Forum

- Develop effective state policies for permanent supportive housing
- Develop and implement a Memorandum of Understanding for the Demonstration Project that secures interagency agreement on the roles, responsibilities and commitments of the agencies in the IPSHI, and outline the process for the funding

# Phase I Strategies

## 5) *Indiana Supportive Housing Institute*

*A comprehensive six-month interactive project development initiative that provides targeted training and technical assistance*

- Private/Public partnership to build capacity of local agencies
- Pipeline for permanent supportive housing project (Phase II and Expansion Projects)
- Develop long-term sustainability of institute through continued private funding
- Institute start up date spring 2008 – 10 teams

# Phase 1 Strategies

## 6) Create an interagency Funders Council

- Develop new funding resources
- One stop to access multiple funding streams for new projects
  - Capital funding
  - Operating subsidies
  - Service programs and funding

## 7) Increase statewide Continuum of Care planning through:

- SuperNOFA McKinney-Vento Application
- Local plans to end homelessness



# Phase 1 Strategies

- 8) Promote Housing First model throughout the planning and implementation of Indiana Permanent Supportive Housing Initiative
  - Prevent homelessness when possible
  - Rapidly re-house those who experience homelessness and ensure supportive services
  - Break from model that homeless persons need to be made ready for housing

# Phase I Strategies

## 9) Increase operating subsidies

- Project-based 20% of IHADA HCVP for permanent supportive housing projects
- Work with other PHA's to create similar "project based" rental subsidies for PSH

## 10) Develop service model for LIHTC set asides

***December 2008***

***Celebrate year 1 and take a deep breath!***

# 2009 -2010 Phase II: Strategies

- 1) Develop *380 units* of permanent supportive housing
  - Provide demonstration projects multi-agency funding and technical assistance
- 2) RFP to create pipeline through the Indiana Permanent Supportive Housing Institute
  - Provide teams with resource assistance
- 3) Implement service model for LIHTC set aside projects

# Phase II Strategies

- 4) Present IPSHI progress at National SHLF
- 5) Monitor and evaluate effectiveness of Phase I projects
- 6) Establish and implement service standards for IPSHI projects
- 7) Improve homeless assistance system
  - Engage service providers, homeless shelters and transitional housing providers to improve access to permanent housing solutions

# Expansion Strategies 2011 - 2013

- 1) Comprehensive evaluation of Demonstration Project – what worked, what did not work
- 2) Implement best practices to develop 600 units of permanent supportive housing
- 3) Develop a comprehensive long-term plan for permanent supportive housing
- 4) Develop cost-effective policies to create new resources

# 2008 IHCD Commitment to IPSHI

- \$2,500,000 HOME set aside for PSH demonstration projects (Capital)
- \$1,000,000 Development Fund set aside (mixed use)
- \$500,000 set aside for predevelopment (Indiana Supportive Housing Institute)
- Working toward QAP plan for PSH set aside
- Project base of up to 20% Section 8 vouchers for PSH (\$3,600,000 over next three years)
- NAP preference for service demonstration project

# Building Blocks of Indiana Permanent Supportive Housing Initiative



<u>Engaging PSH Developers:</u>  Tax Credit Developers CDC's CHDO's Homeless Housing Org.	<u>Engaging Service Delivery Network:</u>  Health Employment VA Criminal Justice. Etc.	<u>State Funders Council for PSH</u>  Capital Operations Service	<u>TRACKING PROGRESS</u>  Ongoing Evaluation of PSH Projects And Homeless Assistance System
<u>McKinney Vento CoC Application(s) Policy and Planning</u>	<u>Housing and Service Resource Planning</u>  Dedicated funding Streams for PSH	<u>Joint State RFP For PSH Projects</u>	<u>Strategic Plan for PSH for Next 5 Years</u>
<u>Continuum of Care Planning Process And Local 10-Year Plans to End Homelessness</u>	<u>Indiana Supportive Housing Institute</u>  Local Capacity Building	<u>Inter Agency Policy and Planning:</u>  CSH Partnership IAC H DMHA – TWG IN - SHLF	<u>Homeless Data And Homeless Assistance System Evaluation Data</u>